

FOR LEASE

AT DIAMOND SMILES DENTISTRY

Property Summary

Available for immediate lease, this 2,300 SF property presents a prime opportunity for medical or retail use joining Diamond Smiles Dentistry. Featuring major freeway access to John Lodge, I-94, and I-75, it offers unparalleled connectivity to Downtown, Midtown, Eastern Market, Ford Field, and major casinos. Tenant Improvement (TI) Allowance is available to customize and elevate the space to meet your specific needs.

Investment Highlights

- Minutes from Midtown, Eastern Market, Ford Field, MGM Grand Casino, Greektown Casino
- Major Freeway Access: John Lodge, I-94 and I-75
- Federally Qualified Opportunity Zone (QOZ)
- Large Parcel, Frontage along Gratiot Ave

Offered by:

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SKYLARK
COMMERCIAL REALTY

6455 GRATIOT AVE
DETROIT, MI 48207



IMMEDIATELY

AVAILABLE DATE

2,300 SF

AVAILABLE SPACE

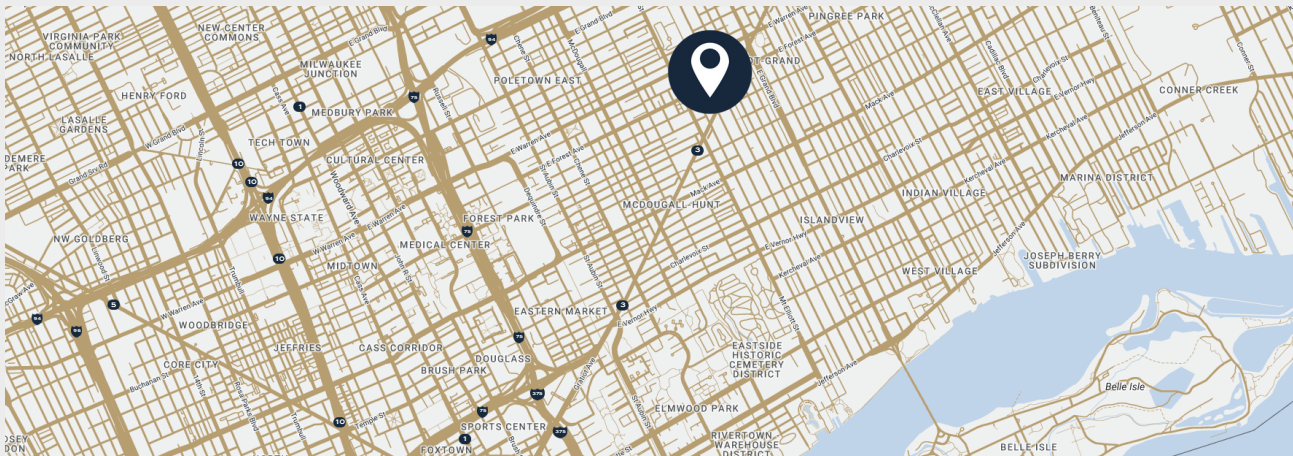
\$20.00 / SF

NNN LEASE RATE

**DIAMOND SMILES
DENTISTRY**

JOINING





6455 Gratiot Ave
Detroit, MI 48207

AREA OVERVIEW

Gratiot Avenue: A Gateway to Opportunity in Kettering

Located just east of downtown Detroit, the Kettering neighborhood is a picturesque setting offering a unique opportunity for budding businesses and medical practices alike. With its historic charm and diverse architectural landscape, Kettering provides a welcoming atmosphere within a close-knit community setting.

Adjacent to the bustling Gratiot Avenue, the neighborhood benefits from the avenue's dynamic commercial scene, connecting it to downtown Detroit and beyond. Gratiot Avenue serves as a vital artery, providing high visibility and exposure to a steady flow of traffic, making it an attractive location for businesses seeking to establish their presence.

With easy access to major freeways and public transportation, the neighborhood offers convenience and accessibility for both practitioners and patients alike.

In essence, the Kettering neighborhood, with its strategic location just east of downtown Detroit and adjacency to Gratiot Avenue, presents an ideal opportunity for businesses to thrive within Detroit's vibrant urban landscape.

Demographics

**3-MILE
RADIUS
POPULATION**

100,379

**5-MILE
RADIUS
POPULATION**

350,599

ZIP CODE
**MEDIAN
HH INCOME**

\$37,139

ZIP CODE
**MEDIAN
AGE**

43.2



SKYLARK
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A Real Estate Company That Understands Healthcare

Our Services:

- Lease Renewals
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- Relocation, Expansions
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- Commercial, Retail and Industrial

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